

Minutes
Town of Lake Park, Florida
Regular Commission Meeting
February 1, 2006 7:30 p.m.
Town Commission Chambers, 535 Park Avenue

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, February 1, 2006 at 7:30 p.m. Present were Mayor Castro, Vice-Mayor Garretson, Commissioners Balias, Carey, and Daly, Town Manager Paul Carlisle, Town Attorney Thomas Baird, and Town Clerk Stephanie Thomas.

Town Clerk Stephanie Thomas led the Invocation.
Vice-Mayor Garretson led the Pledge of Allegiance.
Town Clerk Stephanie Thomas performed the Roll Call.

ADDITIONS/DELETIONS/APPROVAL OF AGENDA

Town Manager Paul Carlisle stated that he provided the Commission with a letter from Bay Fireworks requesting a small fireworks display on February 17, 2006 to be added to Discussion and Possible Action. Mayor Castro asked when was the requested received. Town Manager Paul Carlisle stated that it was received earlier in the day. Mayor Castro felt that it was inappropriate for an item to be added to the agenda at the last minute. Mayor Castro stated that should Bay Fireworks like to request a fireworks display at Lake Shore Park they can bring it before the Commission under Citizens Comments.

**Motion: A motion was made by Vice- Mayor Garretson to approve the agenda;
Commissioner Daly made the second.**

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Balias	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice-Mayor Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

PRESENTATION:

Presentation of Proclamation Commemorating Major Albert L. "Duke" Fullerton.

Mayor Castro stated that the Proclamation speaks for itself of the great man Major Fullerton was and how he will be missed in the Town. The Proclamation was presented to Mrs. Fullerton who thanked the Town for the support.

Motion: A motion was made by Commissioner Balias to approve the Proclamation for Major Fullerton; Commissioner Carey made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Balias	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice-Mayor Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

Presentation of Proclamation Recognizing Lawrence J. Kernan as the 2005 Employee of the Year.

Mayor Castro congratulated the Employee of the Year.

Lawrence Kernan thanked the Commission and staff for this honor. Mr. Kernan thanked the Town Manager and Finance Director for their vote of confidence.

Motion: A motion was made by Commissioner Daly to approve the Proclamation for the 2005 Employee of the Year; Commissioner Balias made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Balias	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice-Mayor Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

PUBLIC and OTHER COMMENT

The following person(s) addressed the Commission:

John Dabb, resident of Lake Park - Expressed his concern over the disappearance of plaque in Town because his father, who was in WWII, name appeared on the plaque. Mrs. Fullerton explained that she has a picture of the plaque and it can be used to create a new plaque. Mayor Castro explained that new plaques have been ordered and will be installed once the Town receives them.

Mayor Castro asked for the representative of Bay Fireworks to speak regarding the request to have fireworks at Lake Shore Park. No representative was present to discuss the request.

CONSENT AGENDA:

1. Commission Meeting Minutes from January 18, 2006.
2. Consensus to wave the rental fee of a Town Facility for the Kiwanis Club of Lake Park's Annual Easter Pancake Breakfast on April 16, 2006.
3. Authorize the Mayor to execute Amendment 003 to the Community Development Block Grant Agreement.

Public Comment Open.

None.

Public Comment Closed.

Motion: A motion was made by Vice-Mayor Garretson to approve the Consent Agenda; Commissioner Balius made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Balius	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice-Mayor Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

PUBLIC HEARING(S)**ORDINANCE(S) ON SECOND READING/ADOPTION****ORDINANCES NO. 01-2006 – BUDGET AMENDMENT**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE TOWN BUDGET FOR FISCAL YEAR 2005-2006 AS PREVIOUSLY ADOPTED BY ORDINANCE NO. 9-2005; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Town Manager Paul Carlisle explained the purpose of the Budget Amendment is the carry forward of any purchase orders (P.O.) that were not completed during the past fiscal year including a purchase of a tractor.

Public Comment Opened.

None.

Public Comment Closed.

Motion: A motion was made by Commissioner Balius to approve Ordinance 01-2006; Commissioner Daly made the second.

Vote on Motion:

Commission Member	Yes	No	Other

Commissioner Balias	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice-Mayor Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

RESOLUTION(S)

RESOLUTION NO. 07-02-06 FDLE-Justice Assistance Grant.

A RESOLUTION BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE STATE OF FLORIDA, DEPARTMENT OF LAW ENFORCEMENT FOR A JUSTICE ASSISTANCE GRANT.

Town Manager Paul Carlisle reported that Captain Reece found the grant for in-car video systems for \$10,000.00.

Public Hearing Opened.

None.

Public Hearing Closed.

Motion: A motion was made by Vice-Mayor Garretson to approve Resolution 07-02-06; Commissioner Balias made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Balias	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice-Mayor Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

RESOLUTION NO. 08-02-06 Job Description for Ship Store Clerk.

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE TOWN'S CLASSIFICATION PLAN MANUAL TO PROVIDE FOR THE POSITION OF SHIP'S STORE CLERK; PROVIDING FOR THE PUBLICATION OF AN UPATED "CLASSIFICATION PLAN MANUAL"; PROVIDING FOR AN EFFECTIVE DATE.

Public Hearing Opened.

None.

Public Hearing Closed.

Town Manager Paul Carlisle stated that during budget process the position was budgeted for, however never created. The annual salary will be \$21-28,000.00 a year. Mayor Castro asked why two part-time employees can be hired to get around the benefits issue. Town Manager Paul Carlisle explained that part-time employees are not reliable, we need someone who is reliable and accountable. Commissioner Daly asked what the vision for inventory is, are we looking to expand the inventory.

Town Manager Paul Carlisle stated that this position will be marketing as well as inventory.

Motion: A motion was made by Commissioner Balias to approve Resolution 08-02-06; Commissioner Carey made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Balias	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice-Mayor Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

QUASI-JUDICIAL HEARING(S)
PUBLIC HEARING(S)

Swear in witness(s).

Witness were sworn in.

Declaration of exparte Communication(s)

No exparte communications.

RESOLUTION NO. 09-02-06 Florida Design Center.

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN THE EXPANSION AND RENOVATION OF THE EXISTING FLORIDA DESIGN CENTER, SUBJECT TO CONDITIONS OF APPROVAL, TO BE LOCATED ON .9 ACRES OF PROPERTY, OWNED BY ARGLO CORPORATION AND LOCATED AT 440 NORTHLAKE BOULEVARD; AND PROVIDING FOR AN EFFECTIVE DATE.

Natalie Schneider of Calvin Giordano and Associates representing staff of Town Hall Community Development Department gave a staff report of the Florida Design Center. See staff reports "Exhibit A".

Mayor Castro asked for the location of the property; site plan should be more specific as to the location. Natalie Schneider of Calvin Giordano stated it was west of Publix in the Twin City Mall.

Noe Guerra, of NXE Architect, explained the project will be completed by November. Mayor Castro inquired about apartments behind the location and the appearance of the rear of the building service entry. Landscape Architect John Schmidt, stated that the rear of the building and elevation will have native planting in that area.

Motion: A motion was made by Commissioner Daly to approve with the conditions recommended by the Planning & Zoning Board Resolution 09-02-06; Commissioner Balias made the second.

Public Hearing Opened.

None.

Public Hearing Closed.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Balias	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice-Mayor Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

QUASI-JUDICIAL HEARING(S)

PUBLIC HEARING(S)

Swear in witness (s).

Declaration of exparte communication(s)

No exparte communications.

RESOLUTION NO. 10-02-06 Water Tower Road Site Plan

A RESOLUTION OF THE TOWN COMMISSIN OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR THE CONSTRUCTION OF AN OFFICE/WAREHOUSE FACILTY, SUBJECT TO CONDITIONS OF APPROVAL, TO BE LOCATED ON 1.23 ACRES OF PROPERTY, OWNED BY AMC REALTY LLC AND LOCATED AT THE SOUTHWEST CORNER OF WATERTOWER ROAD AND 12TH STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

Natalie Schneider of Calvin Giordano and Associates representing staff of Town Hall Community Development Department gave a staff report on Water Tower Road. Gentile, Holloway O'Mahoney & Associates Inc., agent for AMC Realty LLC is requesting site plan approval for office/warehouse facility construction on Water Tower Road and 12th Street. See staff report as "Exhibit B".

Jason Litterick, of Gentile, Holloway, O'Mahoney & Associates gave a brief presentation of the site plan. Commission Balias asked what happened to the concrete that was previously in that location. Jason Litterick indicated that there is still some concrete on the property and the

remaining will be disposed of properly. Projected start on this project will be 60 days after obtaining a permit.

Motion: A motion was made by Vice-Mayor Garretson to approve Resolution 10-02-06; Commissioner Balias made the second.

Public Hearing Opened.

None.

Public Hearing Closed.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Balias	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice-Mayor Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

QUASI-JUDICIAL HEARING(S)

PUBLIC HEARING(S)

Swear in witness(s).

Declaration of exparte communication(s)

No exparte communication.

RESOLUTION NO. 11-02-06 Mariners Key

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR THE CONSTRUCTION OF A PRIVATE CLUBHOUSE AND RENOVATION OF THE EXISTING RESIDENTIAL UNITS LOCATED ON 10.31 ACRES OF PROPERTY, OWNED BY LAKE PARK OWNER LLC AND LOCATED AT 901 LAKESHORE DRIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

Natalie Schneider of Calvin Giordano and Associates representing staff of Town Hall Community Development Department gave a staff report regarding Mariners Key. See staff report as "Exhibit C".

Tom Gillian, Architect gave a brief presentation of the project. Commission expressed their displeasure with the facades and also the aesthetic appearance. The style of the units is not consistent with the clubhouse. Commissioner Daly stated that the development has gone down over the years. Commissioner Carey asked the prices of the units. Commission stated that the developer should invest more money and if possible increase the price of the unit and keep some of the units affordable.

Kate Gill of BH Condominium Services indicated that the prices start at \$140,000.00. Mayor Castro wanted to know where else in Palm Beach have they redeveloped condo's with-in the

county. Mr. Gillian informed the Commission that they have redeveloped in Boca Raton west of the Turnpike. To address the concerns of the Commission, Mr. Gillian requested a 30 day extension to bring back new ideas.

Motion: A motion was made by Commissioner Balius to continue until the March 1, 2006 Regular Commission Meeting; Commissioner Daly made the second.

Public Hearing Opened.

Dianne Munroe, Hawthorne Drive – Wanted to know if the property would be gated. Mayor Castro stated that he does not want gates in the property, but on the site plan it does not show a gate.

Public Hearing Closed.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Balius	X		
Commissioner Daly	X		
Commissioner Carey	X		
Vice-Mayor Garretson	X		
Mayor Castro	X		

Motion passed 5-0.

DISCUSSION AND POSSIBLE ACTION

Discussion about Town Flea Markets

Town Manager Paul Carlisle stated that at the request of the Commission different options instead of a Town Flea Market are open for discussion. Mayor Castro indicated that he would like a craft show or an event instead of a Flea Market. Town Manager Paul Carlisle stated that he and the Recreation Director Dale Dougherty have some ideas that they will work on.

Discussion about Grand Opening for the Lake Park Harbor Marina & Presentation of Marina Plaque at the Grand Opening for the Lake Park Harbor Marina.

Town Manager Paul Carlisle stated that now that the Marina is completed a Grand Opening is needed. Mayor Castro wanted to know how many Commissioner have been involved with the Marina project since the project began. Mayor Castro suggested a ground-breaking plaque and at completion of the project plaque. Commissioner Balius wanted to know what is envision for the Grand Opening. Town Manager Paul Carlisle stated that they envisioned a ribbon cutting ceremony with fishing and vendors just like the other events that are done at Kelsey Park. The Commission would like to have County Commissioners, F.I.N.D., and anyone who has contributed to the project invited. Town Manager Paul Carlisle explained that the plaques would take about 6-8 weeks to be completed. The ceremony can take place in April.

COMMENTS BY COMMISSION, TOWN MANAGER, TOWN ATTORNEY

Commissioner Balius

Commissioner Balias stated that FEC railroad areas need to be cleaned up. What is the status with the quiet zone that was promised. Can FEC be cited for noise violation. Town Manager Paul Carlisle stated that he would get an update.

Commissioner Balias stated that he did not receive the Palm Beach County Sheriff's Office contract. Commissioner Balias asked to have a larger American Flag.

Commissioner Carey

Commissioner Carey addressed a letter that was received by the Commission regarding renaming the ball field. Commissioner Carey stated that at the time the ball field name was changed there was no policy in place, a policy has since been written. Commissioner Carey made a motion to change the name of the ball field back to what it was. Motion died for a lack of a second.

Vice-Mayor Garretson requested putting it this issue on the election ballot and let the residents decide.

Town Clerk Stephanie Thomas explained that this can be done in two ways, by election or Commission pleasure. Mayor Castro suggesting having this issue added to the next agenda to discuss instead of making a decision during Commission Comments. Town Clerk Stephanie Thomas explained that the deadline to have an item added to the election ballot is February 3, 2006.

Commissioner Daly

Commissioner Daly stated that the meet and greet with the Palm Beach County Sheriff's Office is scheduled for February 18 and 22. Mayor Castro suggested having the meet and greet after the election, the week after. A mailing will go out and it will be placed in the Lake Park Newsletter.

Commissioner Daly stated that the Recreation building next door still looks like a wreck, inside and out. Town Manager Paul Carlisle stated that a plan will be provided at the next meeting.

Commissioner Daly wanted status on the Town Hall generator.

Commissioner Daly wanted to know if a new employee evaluation system has been practiced. Town Manager Paul Carlisle stated that the employee evaluation system was not changed.

Commissioner Daly wanted to know if 1-2% raises are being given out. Town Manager Paul Carlisle stated that yes according to the employee performance.

Vice-Mayor Garretson

Vice-Mayor Garretson expressed the opportunity that the Town can have with the Scripps project. Vice-Mayor Garretson suggested a proclamation for staff involved in the Scripps project when completed.

Vice-Mayor Garretson expressed his concern with Congress Avenue and slowing the traffic on that street.

Mayor Castro

Mayor Castro was glad that Park Avenue is being repaved.

Mayor Castro stated that a resident noticed that the fishing pier closes at dusk. Town Manager Paul Carlisle indicated that the pier has closed at dusk because of security purposes, it can be revisited by Resolution.

Mayor Castro expressed his concerns with One Park Place stating it looks like a big sand pile. Something must be done.

Town Attorney

Town Attorney Thomas Baird stated that the legation progress report has not changed except that Mr. Appledaum has filed with another Attorney and has filed a motion against the Town regarding the previous motion. A new hearing will be set.

Town Manager

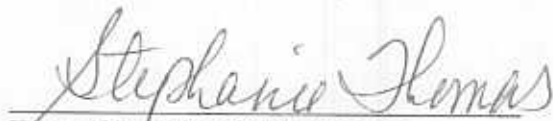
None.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Balus and seconded by Commissioner Daly, and by unanimous vote, the meeting adjourned at 9:13 p.m.



Mayor Paul Castro



Town Clerk Stephanie Thomas



Deputy Town Clerk Vivian Mendez

Approved on this 15th day of February, 2006.



**TOWN LAKE OF PARK
TOWN COMMISSION**
Meeting Date: February 1, 2006
Date Prepared: January 16, 2006

SITE PLAN: Florida Design Center expansion

APPLICANT'S REQUEST: A request by NXG Architecture Inc., agent for ARGLO Corporation ("Applicant"), requesting site plan approval to expand and partially renovate the existing Florida Design Center located at 440 Northlake Boulevard. The expansion includes a 2-story, 10,494 square foot addition on the eastern face and complete renovation of the building façade.

BOARD RECOMMENDATION: At their January 9, 2006 meeting, the Planning and Zoning Board voted 5-0 to approve the following variances:

1. A reduction in the parking requirement to 36 stalls.
2. Waiver of one (1) foot of the required ten (10) feet of width for parking stalls allowing for a nine (9) foot wide parking stall.
3. Relief from the landscape provision requiring a planting width matching the proposed monument sign height.
4. Relief from the landscape buffer width requirement along Northlake Boulevard.

Additionally, the Planning and Zoning Board voted 5-0 to forward the site plan petition to the Town Commission with a *recommendation of APPROVAL with the following conditions:*

1. Prior to issuance of the first Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record, that the installations on site are in accordance with the plans approved by the Town Commission, inclusive of any additional modifications as set by the Planning and Zoning Board and Town Commission.
2. Simplify the landscape design with attention to visually strong trees and ground covers, use of a simplified landscape palette and attention to the FDOT plantings along Northlake Boulevard.

The Applicant wishes to expand and partially renovate the existing Florida Design Center including a 10,494 square foot 2-story addition along the eastern elevation of the building, a new storefront entry and a new façade facing Northlake Boulevard and east. The use of the building does not cleanly fit into any category within the Town of Lake Park Code of Ordinances and Staff has been working with the Applicant to categorize the business.

The use is such that interior designers come in by appointment to meet with Florida Design Center employees to discuss interior design options. In this way the use starts out as an office-type use with clients coming in to discuss their needs with the consultants. The majority of the interior space of the structure is being used for display area. The clients meet with the consultant in an office and then go out to the extensive display areas of the building housing such items as flooring samples, wall coverings, carpets and furniture displays. There is no warehousing of these items onsite, just the displays to give the clients the visuals needed for their projects.

As such, the current parking calculations seem stringent for this type of use and necessitate the Applicant to request a variance from the parking standards. Staff has worked with the Applicant closely over the past three months and believes the following variances bring the Town and the Applicant close to where each needs to be.

BACKGROUND:

Applicant(s):	NXG Architecture Inc.
Owner(s):	ARGLO Corporation
Address/Location:	440 Northlake Boulevard
Net Acreage:	.9 acres
Legal Description:	See application
Existing Zoning:	C-1 Business District
Future Land Use:	Commercial

Adjacent Zoning

North:	Village of North Palm Beach - Business District
South:	R-2 Multiple Family Residence District
East:	C-3 Business District
West:	C-1 Business District

Adjacent Existing Land Use

North:	Adult Video and Retail Strip Center
South:	Timberlake Apartments
East:	Promenade Shops
West:	Retail Strip Center

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed development is consistent with the overall intent of the goals, objectives and policies of the Town's Comprehensive Plan. The following policies indicate the consistency between the Comprehensive Plan and the proposed Project:

Future Land Use Element

Objective 1 (3): The Town shall encourage redevelopment, renewal, or renovation, where and when necessary.

The Applicant is proposing to redevelop the site with a better designed building on Northlake Boulevard. The Applicant would prefer to redevelop the existing site rather than look for a new site and since the Town encourage infill and redevelopment this is a great opportunity for all parties.

PROJECT DETAILS:

Building Site

The building site is just under one (1) acre and is currently the home for the Florida Design Center at just over 12,000 square feet of gross floor area. The Applicant is requesting site plan approval for the expansion of this building to the east in a two-story addition (approximately 10,500) and full façade renovations to move the main entrance to the new northeast corner of the building. The roof height of the second story is 30 feet with the parapet reaching just over 35 feet and the two architectural walls at a maximum height of 40 feet.

The Applicant is refurbishing the façade to create an updated Art Moderne architectural style to the building. This is carried to the sign in front and both of these structures lend a sense of permanence to the Florida Design Center. The style of architecture with the placement of fenestration on both Northlake Boulevard and the east elevations and the color palette showcase the Florida Design Center as an asset to the Town of Lake Park.

Site Access

The site's main vehicular access is located on Northlake Boulevard. The 24 foot wide drive lane will accommodate client traffic to and from the building. Another access comes from the alley along the rear of the property with a one-way drive aisle through to the front of the property creating a one-way circulation for deliveries.

Signage

The Applicant is removing the existing sign located at the ingress/egress along Northlake Boulevard in or to give a greater sight distance into traffic. The monument is being redesigned to match the Art Moderne look of the new façade. It will be just over 11 feet in height and 7 feet 7 inches in width. The style and height of the monument will be in scale with the building.

The Applicant is also proposing two wall signs both approximately 48 square feet in size. Both signs meet the sign code as prescribed in Section 24-53 of the Code of Ordinances. The font on all signs will be identical and mimic the Art Moderne feel of the architecture.

Landscaping/Buffering

The Applicant is request relief from two landscape provisions 1) the monument sign landscaped area and 2) the landscape buffer along Northlake Boulevard to remain as it is.

The Applicant is working with existing conditions and a constrained site. The Applicant has been informed of the requirements for meeting the Town's preferred species list and percentage of palms. The Applicant must meet these conditions prior to being heard by the Town Commission.

Drainage

The Applicant has provided conceptual engineering and has been notified that prior to the issuance of a building permit the Applicant must provide copies of all required agency permits, including but not limited to permits from the South Florida Water Management District. The Applicant is showing an exfiltration trench system to contain stormwater runoff onsite.

Parking

The Applicant is requesting a reduction in parking stall number and width. Although this may seem counterintuitive it does warrant a closer review as the current and future use of this site is a design center which is not strictly an office use since the majority of the building will be housing floor displays and samples.

BOARD RECOMMENDATION: The Planning and Zoning Board voted 5-0 to forward the site plan petition to the Town Commission with a *recommendation of APPROVAL with the following conditions:*

1. Prior to issuance of the first Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record, that the installations on site are in accordance with the plans approved by the Town Commission, inclusive of any additional modifications as set by the Planning and Zoning Board and Town Commission.
2. Redesign the fire escape.
3. Simplify the landscape design with attention to visually strong trees and ground covers, use of a simplified landscape palette and attention to the FDOT plantings along Northlake Boulevard.

The Applicant has enclosed the fire escape within the building providing stair access to the ground floor and therefore the condition that the Applicant redesign the fire escape has been removed from the Resolution.



**TOWN LAKE OF PARK
TOWN COMMISSION**
Meeting Date: February 1, 2006
Date Prepared: January 16, 2006

SITE PLAN: Watertower Road Lot 1 & 2 Office/Warehouse Facility

APPLICANT'S REQUEST: A request by Gentile, Holloway O'Mahoney & Associates, Inc., agent for AMC Realty LLC ("Applicant"), requesting site plan approval for the construction of an approximately 16,000 square foot office/warehouse facility located on 1.23 acres of land. The site is located at the southwest corner of Watertower Road and 12th Street.

BOARD RECOMMENDATION: At their January 9, 2006 meeting, the Planning and Zoning Board voted 3-2 to approve the following variance:

Waive 6 of the required 20 foot rear setback to allow a rear setback for the main structure 14 feet from the property line.

Additionally, the Planning and Zoning Board voted 5-0 to forward the site plan petition to the Town Commission with a *recommendation of APPROVAL with the following conditions:*

1. Prior to issuance of the first Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record, that the installations on site are in accordance with the plans approved by the Town Commission, inclusive of any additional modifications as set by the Planning and Zoning Board and Town Commission.
2. The applicant shall remove the foundation planting along the western side of the building and plant a mature hedge along the western property line.
3. The applicant shall sod and irrigate to the road edge.

BACKGROUND:

Applicant(s):	Gentile, Holloway, O'Mahoney & Associates, Inc. and AMC Realty, LLC (Contract Purchaser)
Owner(s):	DSE Holdings, Inc.
Address/Location:	Southwest corner of Watertower Road and 12 th Street
Net Acreage:	1.23 acres
Legal Description:	See application
Existing Zoning:	CLIC – Campus Light Industrial and Commercial
Future Land Use:	Mixed Use Commercial/Light Industrial

Adjacent Zoning

North:	CLIC – Campus Light Industrial and Commercial
South:	CLIC – Campus Light Industrial and Commercial
East:	CLIC – Campus Light Industrial and Commercial
West:	CLIC – Campus Light Industrial and Commercial

Adjacent Existing Land Use

North:	Automotive Repair
South:	Vacant
East:	Concrete Plant
West:	Office/Warehouse

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed development is consistent with the overall intent of the goals, objectives and policies of the Town's Comprehensive Plan. The following policies indicate the consistency between the Comprehensive Plan and the proposed Project:

Future Land Use Element

Policy 1.5: The Town shall encourage the development of activities in Planning Area 3 (Watertower Road) which will substantially increase the tax base while generating minimum demands on drainage, water and wastewater and transportation systems. The types of land uses permitted shall be those which do not depend primarily on frequent personal visits of customers or clients, but those which normally require accessibility to rail transportation and/or truck routes. Development should be limited to low intensity uses, compatible with current land use types and incorporating suitable open space, landscaping, and parking areas.

The applicant is proposing a low intensity use, which does not generate a high number of average daily traffic. A majority of the square footage will be warehouse space limited the required capacity for water, wastewater, and transportation systems.

Policy 1.8: New development shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development.

The roadway, water and wastewater infrastructure currently exist in the area to service the project.

PROJECT DETAILS:

Building Site

The 1.23 acre site is currently vacant and located on the southwest corner of Watertower Road and 12th Street. The Applicant is requesting approval for the construction of a 15,729 square foot structure comprised of 4,684 square feet of office and 11,045 square feet of storage space. The current proposal shows 6 office/storage bays with overhead doors for entrance into the storage areas and offices with separate entrances. The northernmost bay (bay 7) is completely office use with approximately 3,087 square feet. All main accesses to the structure will be along the 12th Street front except for the northern office use which has its main entrance facing Watertower Road. There are accesses along the western face of the structure to meet fire code regulations.

The architectural style is simple with molding along the varied height parapet (24 feet and 22 feet in height) and medallions wrapping around the office-only bay on the northern portion of the site from the east elevation to the west elevation. The facades will be a combination of neutral colors on a stuccoed finish toward the base of the structure, smooth finish up to the moldings and scoring to break up the massing of the building. Landscaping will provide additional softscape relief to the structure.

Site Access

The proposed ingress and egress to the site is via one 24' wide access connection on the east side of the subject parcel, along 12th Street. Public Works has reviewed the plans and has commented the plans are consistent with their requirements including dumpster location.

Palm Beach County sent a traffic concurrency letter August 12, 2005 to the Applicant and Town notifying both parties the plans meet traffic concurrency.

Signage

The Applicant is proposing a freestanding sign consistent with the Town's sign regulations and with the architectural style and color of the structure. The sign is an 8 foot high and 8 foot wide monument with the tenants' names. It will be constructed of concrete block, stuccoed and crested along the top with the same style of molding as the structure.

Additionally there will be sign above tenant bays which will all be of similar color, font style and size to keep a cohesive look to the project.

Landscaping/Buffering

The Applicant has provided the required landscape buffering along the north, east and south sides of the property and an increased landscape buffer along the west side of the property adding additional green area along the rear of the property in lieu of physical space and rear access. The Applicant is providing in excess of the number of trees required by the code (73 as compared to 52 required), and an excess of preferred plant species (79% as compared to 75% required). The street frontages of the property show a variety of plant material with an undulating landscape border.

Drainage

The Applicant has provided conceptual engineering and has been notified that prior to the issuance of a building permit the Applicant must provide copies of all required agency permits, including but not limited to, permits from the South Florida Water Management District. The Applicant is showing an exfiltration trench system to contain stormwater runoff onsite.

Parking

The proposed site plan contains 47 customer and employee parking stalls and 2 spaces for the handicapped. The Town of Lake Park's Land Development Regulations, Sec. 32-89, requires the applicant to provide 1 space per 2000 warehouse square feet, one space per employee at greatest shift, 1 space per 250 office square feet. The submitted site plan exceeds the required parking for the proposed use.

BOARD RECOMMENDATION: The Planning and Zoning Board voted 5-0 to forward the site plan petition to the Town Commission with a *recommendation of APPROVAL with the following conditions:*

1. Prior to issuance of the first Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record, that the installations on site are in accordance with the plans approved by the Town Commission, inclusive of any additional modifications as set by the Planning and Zoning Board and Town Commission.
2. The applicant shall remove the foundation planting along the western side of the building and plant a mature hedge along the western property line.
3. The applicant shall sod and irrigate to the road edge.



**TOWN LAKE OF PARK
TOWN COMMISSION**
Meeting Date: February 1, 2006
Date Prepared: January 16, 2006

SITE PLAN: Mariner's Key, new construction of a clubhouse and renovation of existing units from apartments to condominiums

APPLICANT'S REQUEST: A request by Thomas Gili, agent for Lake Park Owner LLC ("Applicant"), requesting site plan approval for the construction of an approximately 4,000 square foot private clubhouse and renovation of the existing 234 units to convert from apartments to condominiums. The site is located at 901 Lakeshore Drive.

BOARD RECOMMENDATION: At their January 9, 2006 meeting, the Planning and Zoning Board voted 4-1 to approve the following variance:

Waive one (1) foot of the required 10 feet of parking stall width to allow newly created parking stall widths to match the existing nine (9) foot width.

Additionally, the Planning and Zoning Board voted 5-0 to forward the site plan petition to the Town Commission with a *recommendation of APPROVAL with the following conditions:*

1. Prior to issuance of the first Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record, that the installations on site are in accordance with the plans approved by the Town Commission, inclusive of any additional modifications as set by the Planning and Zoning Board and Town Commission.
2. The Applicant shall comply with Fire Regulation concurrency requirements.

BACKGROUND:

Applicant(s): Thomas Gili
Owner(s): Lake Park Owner, LLC
Address/Location: 901 Lakeshore Drive; Mariner's Key
Net Acreage: 10.31 acres
Legal Description: See application
Existing Zoning: R1AA residential district
Future Land Use: Residential High Density

Adjacent Zoning

North: R1AA residential district
South: R1AA residential district
East: Intracoastal Waterway
West: R2A

Adjacent Existing Land Use

North: Bay Reach Condominiums
South: Lake Harbor Tower - residences
East: Intracoastal Waterway
West: Condominiums and apartments

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed development is consistent with the overall intent of the goals, objectives and policies of the Town's Comprehensive Plan. The following policies indicate the consistency between the Comprehensive Plan and the proposed Project:

Future Land Use Element

Objective 1: Future growth and development shall be managed through the preparation, adoption, implementation and enforcement of land regulations which: ... (3) encourage redevelopment, renewal or renovation, where and when necessary; and (4) discourage the proliferation of urban sprawl.

The Applicant is renovating an existing development, neither increasing nor decreasing the density of the property. The refurbishment of the property will increase the value of the property and set a good example for surrounding properties.

PROJECT DETAILS:

Building Site

The 10.31 acre site is currently rental multi-family residences and located 901 Lakeshore Drive. The Applicant is converting the apartments to condominiums and in the process is changing the facades of the five (5) Buildings (901, 903, 905, 907, and 909), constructing

a 4,000 square foot clubhouse for the use of the residents, adding additional parking stalls, and upgrading the landscaping to meet the Town's landscape regulations. For the most part the unit sizes will remain consistent with some balcony areas being incorporated into the living space of the units but no units are increasing the number of bedrooms.

Renovations to the existing residential structures consist mainly of replacing all windows with impact glass windows, extending some of the balconies on the two-bedroom units and wrapping some balconies facing the water around the units. Rainwater leaders are being added to the building with these structures being wrapped with white PVC lattice. The balcony railing are being replaced with aluminum picket railings and, at the time of the report being written, the color scheme of the buildings were neutral, a beige base with black accents.

The clubhouse being constructed for the residents will include a standing seam metal roof (color), wrap around porch, striped stucco siding, handiplank wrapped steel supports on the porch, dormers along the front and rear facades, and a faux cupola at the roof's apex. It will house a condominium office, business conference room and separate ladies and men's restrooms, saunas and showers and will have direct access to the swimming pool area.

Site Access

The current ingress/egress points are situated along Lakeshore Drive at three (3) locations. The northernmost location consists of a 20 foot wide drive aisle to accommodate Building 907 and 909. The other two (2) ingress/egress points are in excess of 24 feet wide each and provide direct access to Buildings 901, 903 and 905.

Palm Beach County sent a traffic concurrency letter August 15, 2005 to the Applicant and Town notifying both parties the plans meet traffic concurrency.

Signage

The two (2) existing monument signs will remain, at the northernmost and southernmost entrances to the property. No new signage is proposed at this time except for traffic signage.

Landscaping/Buffering

The Applicant is providing in excess of the number of trees required by the Code (555 as compared to 97 required), an excess of native plant species (78% as compared to 75% required) and the palms are under 50% of the tree list. The street frontages of the property show Royal palms as the main tree along Lakeshore Drive and while this may seem monocultured in other areas of the Town it is more appropriate along the Intracoastal and in the available planting space.

The Applicant is meeting and exceeding the Code without risk to traffic circulation, fire and public works compliance.

Drainage

Staff has been working with the Applicant to address the existing drainage situation onsite and has worked with the Town Manager to resolve the existing conditions.

The Applicant has provided conceptual engineering and has been notified that prior to the issuance of a building permit the Applicant must provide copies of all required agency permits, including but not limited to, permits from the South Florida Water Management District. The Applicant is showing an exfiltration trench system to contain stormwater runoff onsite.

Parking

The existing site place consists of 326 parking spaces (9 by 18 feet). The Applicant is proposing to add 89 more spaces to bring this number up to 415 which would cover the residential units. A variance has been requested to allow the width of the parking stalls to be reduced by one (1) foot permitting parking stalls nine (9) feet in width.

SITE PLAN RECOMMENDATION:

BOARD'S RECOMMENDATION: The Planning and Zoning Board finds the Site Plan Request satisfies the site plan criteria of Section 33-132 of the Town's Code of Ordinances. The Board is forwarding this petition for site plan approval to the Town Commission with a *recommendation of approval of the site plan with the following conditions:*

1. Prior to issuance of the first Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record that the plant installations on site are in accordance with the plans approved by the Town Commission.
2. The Applicant shall comply with Fire Regulation concurrency requirements.

As of January 26, 2006, the Applicant has furnished the Community Development Department with the acknowledgement fire concurrency has been met for the project with the Applicant providing ordinary hazard, wet pipe and fire sprinkler system for the clubhouse building. Additionally the plans will reflect a one (1) hour fire rated assembly added to the bottom of the wood trusses throughout the new construction. However, staff feels the condition regarding fire regulation compliance should remain.